

SUP # 2017-0019

Administrative Special Use Permit Application

PROPERTY LOCATION: Alexandria Lamuns ³²²⁷ 3227 Oak St. #30B, Alex VAZONE: CG TAX MAP REFERENCE: 061.04-03-02

APPLICANT'S INFORMATION:

Applicant: Gang Hu, Yifei He Business/Trade Name: TBDAddress: 12729 Piedmont Trail Rd, Clarksburg, MD 20871Phone: 240-506-3355Email: ~~JOHN.DOLE@THE.REAL.DOE.COM~~
garyhu2007@hotmail.com

PROPOSED USE:

- ☐ Day Care Center
- ☐ Light Auto Repair
- ☐ Overnight Pet Boarding
- ☐ Outdoor Garden Center
- ☐ Catering Business
- ☐ Valet Parking

- ☐ Restaurant
- ☐ Outdoor Dining (exclude King Street Retail)
- ☐ Live Theater
- ☐ Outdoor Food and Crafts Market Center
- ☐ Outdoor Display
- ☒ Massage Establishment

50% Acupuncture/Therapy
50% Massage

Please read and sign after the statement:

I have read and understand the general standards and the requirements for the use for which I am applying and have attached the Worksheet for the use.

Signature: Hu

Please submit the following with this application form:

Site Plan - At a minimum, show and label the subject property, surrounding buildings, and streets. Show, label and give dimensions for all parking spaces, entrances and exits, and trees and shrubbery.

Floor Plan - At a minimum, show and label all interior features inside and outside seats, tables, counters, equipment, etc. as appropriate to the use. Show, label and give dimensions for all entrance and exit doors and windows, rooms/areas, staircases, elevators and bathrooms.

Worksheet for specific use from Checklist and Worksheet package.

PROPERTY OWNER'S AUTHORIZATION

As the property owner, I hereby grant the applicant use of 3103 Duke Street, #303, Alex. VA (property address), for the purposes of operating a Acupuncture & Massage Therapy (use) business as described in this application.

I also grant permission to the City of Alexandria to visit, inspect, photograph and post placard notice on my property.

Name: Leonard H. Brown Phone: 703-379-4161
 Address: 1348 Lancia Drive, McLean, VA 22102 Email: 160meridianproperty.net
 Signature: Leonard H. Brown Date: 11-3-2017

1. The applicant is the (check one):

- ☐ Owner
☐ Contract Purchaser
☒ Lessee or
☐ Other: _____

of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner and the percent of ownership.

There will be three person to sign the lease, Jing Liu, Yifei He, Gang Hu, each person shall have one-third share, the entity will be set up upon signed lease.

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- ☐ Yes. Provide proof of current City business license
☒ No. The agent shall obtain a business license prior to filing application, if required by the City Code.

USE CHARACTERISTICS

2. Please give a brief statement describing the use:

Acupuncture, Therapy, Massage

3. Please describe the proposed hours of operation:

Days	Hours
Daily	

Or give hours for each day of the week

Monday	10:00 AM - 9:00 PM
Tuesday	10:00 AM - 9:00 PM
Wednesday	10:00 AM - 9:00 PM
Thursday	10:00 AM - 9:00 PM
Friday	10:00 AM - 9:00 PM
Saturday	11:00 AM - 7:00 PM
Sunday	12:00 AM - 7:00 PM

4. Please describe the capacity of the proposed use:

- A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

We expect two (2) clients per hour.

- B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

Three (3) employees in weekday, four (4) employees in weekend.

5. A. How many parking spaces of each type are provided for the proposed use:

6 Standard and compact spaces
 _____ Handicapped accessible spaces
 _____ Other

B. Please give the number of:

Parking spaces on-site 200 +

Parking spaces off-site _____

If the required parking will be located off-site, where will it be located?

N/A

6. Please provide information regarding loading and unloading for the use:

A. How many loading spaces are available for the use?

N/A.

B. Where are off-street loading spaces located?

N/A.

C. During what hours of the day do you expect loading/unloading operations to occur?

N/A.

D. How frequently are loading/unloading operations expected to occur per day or per week?

N/A.

7. If any hazardous materials or organic compounds (for example paint, ink, lacquer thinner, or cleaning or degreasing solvent), as defined by the state or federal government, will be handled, stored, or generated on the property, provide the name, monthly quantity, and specific disposal method below:

N/A.

APPLICANT'S SIGNATURE

Please read and initial each statement:

Initial: GH THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Initial: GH THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Gang Hu

Print Name of Applicant or Representative

 Hu
Signature11/03/2017
Date

If this application is being filed by someone other than the business owner (such as an agent or attorney), please provide the information below:

Representative's Address:

Phone: _____

Email: _____

Fax: _____

ALEXANDRIA COMMONS

CITY OF ALEXANDRIA

MEDICAL/OFFICE
SPACE AVAILABLE



ALEXANDRIA COMMONS

City of Alexandria
3103-3231 Duke Street
Alexandria, VA

SPACE AVAILABLE

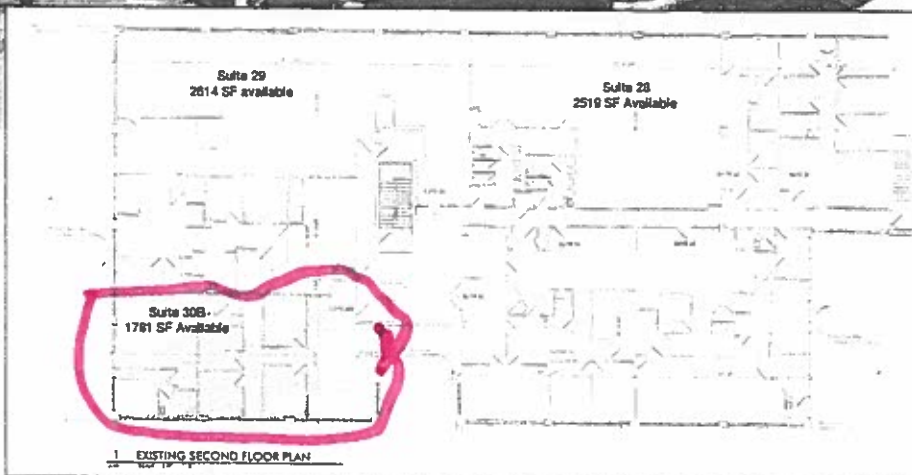
Total 6,914 SF, 3 suites available

- Suite 29: 2614 SF
- Suite 28: 2519 SF
- Suite 30B: 1761 SF

1663 SF

RETAILERS INCLUDE

- Giant
- UPS Store
- Panera Bread
- Starbucks
- Baja Fresh
- SunTrust Bank



- Improvement allowance available
- Signage Available

Managed by:

RAPPAPORT

GROSS LEASABLE AREA

- 146,183 SF

PROPERTY OVERVIEW

Alexandria Commons is a favorite shopping destination in Alexandria, Virginia. The property is conveniently located at the corner of Duke Street and Yale Drive, one block west of Telegraph Road.

2015 DEMOGRAPHICS

Radius	HH Income	Population
1 mile:	\$140,939	16,558
3 mile:	\$117,471	210,866
5 mile:	\$109,402	475,374
Traffic Count	34,111 vehicles daily on Duke Street	

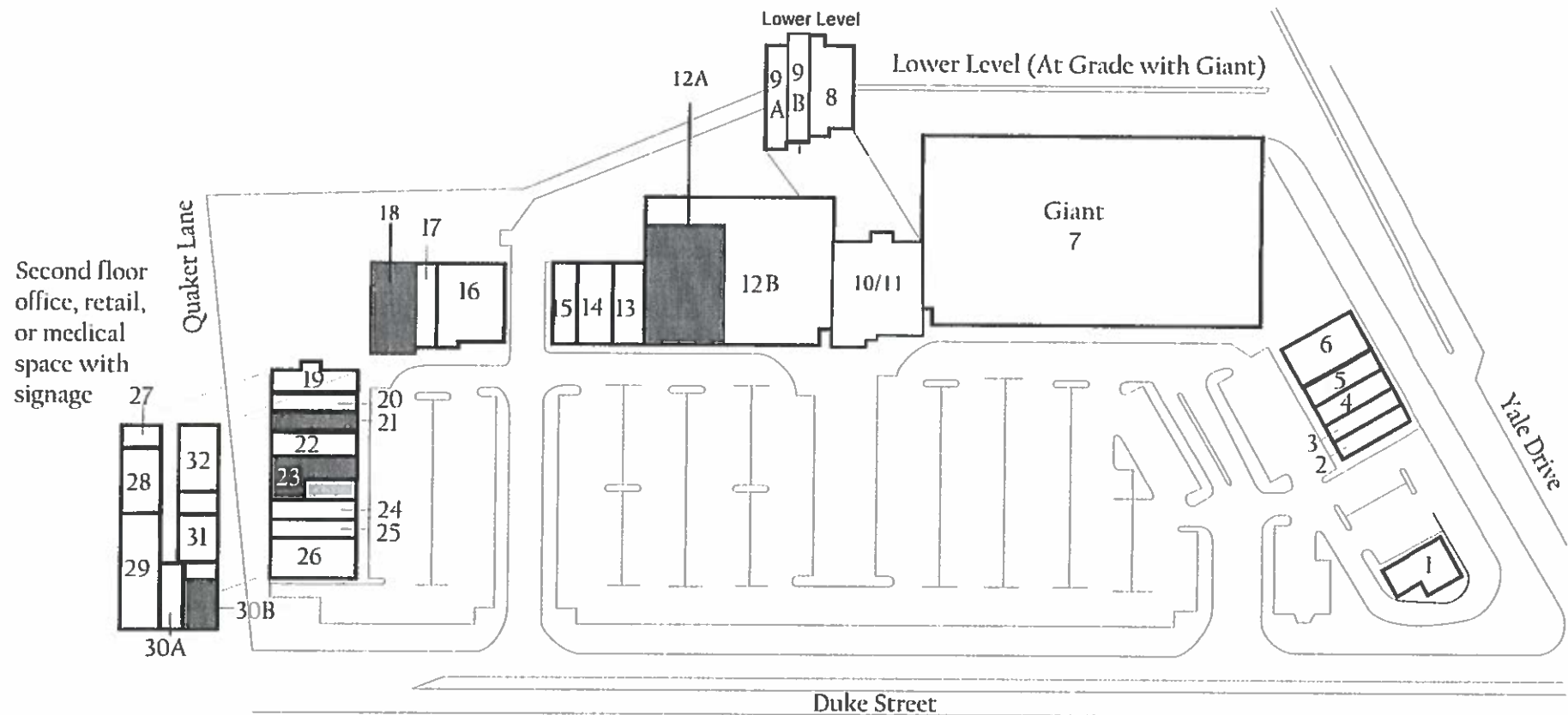
MeridianProperty, Inc.



For leasing information, contact:

Leonard Brown • 703-399-4161 • lb@meridianproperty.net

All information is from sources deemed reliable; however, brokers are not responsible for any inaccuracies.



1	Suntrust Bank	2,000 sf	12B	Guitar Center	15,425 sf	24	Scottrade	1,600 sf
2	Noodles & Company	2,400 sf	13	Virginia ABC	2,400 sf	25	Subway	1,200 sf
3	Alexandria Cleaners	1,137 sf	14	AT&T	2,025 sf	26	Baja Fresh	3,600 sf
4	Gamestop	2,232 sf	15	Jenny Craig	2,000 sf	27	Nova Eye Care Center	1,100 sf
5	Starbucks	1,666 sf	16	Panera Bread	4,560 sf	28	All Star Tae Kwon Do	2,456 sf
6	MedGen Urgent Care	3,070 sf	17	PHD for Hair	1,600 sf	29	JW Tumbles	2,620 sf
7	Giant Food	59,702 sf	18	Available	3,400 sf	30A	Dr. Keat Dentist	1,773 sf
8	Cosmo & Prof	3,337 sf	19	The UPS Store	1,460 sf	30B	Available	1,663 sf
9A	Morphotrust	2,008 sf	20	European Wax	1,840 sf	31	Dentist	1,858 sf
9B	Perfect Nails	1,860 sf	21	Available	1,314 sf	32	Pediatric Dentistry	1,915 sf
10/11	Glory Days Grill*	5,813 sf	22	Sweet Frog	1,600 sf			
12A	Available	8,315 sf	23	Available	2,368 sf			

*Opening 3rd Quarter 2017

ALEXANDRIA COMMONS

Alexandria, Virginia





Commonwealth of Virginia



Board of Medicine

Department of Health Professions

This is to certify that

Run Guo

*has fulfilled the requirements of the Code of Virginia and the regulations of
this board and is hereby authorized to practice as a*

Licensed Acupuncturist

in the Commonwealth of Virginia

Number 0121000840

Issued 02/07/2017

Barbara M. [Signature]
President of the Board

William L. [Signature]
Executive Director of the Board

David E. [Signature]
Secretary of the Board

COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation
9400 Mayland Drive, Suite 400, Richmond, VA 23233
Telephone: (804) 767-8400

EXPIRES ON
04-30-2019

NUMBER
1201116699

BOARD FOR BARBERS AND COSMETOLOGY
COSMETOLOGIST LICENSE
DISPLAY IN PLAIN VIEW OF PUBLIC



YIFEI HE
1500 MASSACHUSETTS AVE NW #132
WASHINGTON, DC 20005

2019

James W. D. B...
JAMES W. D. B...

Status can be verified at <http://www.dpor.virginia.gov>

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)

DPOR-LIC (02/2017)

Commonwealth of Virginia



Board of Nursing

Department of Health Professions

This is to certify that

Hifer He

has fulfilled the requirements of the Code of Virginia and the regulations of
this board and is hereby authorized to practice as a

Certified Massage Therapist

in the Commonwealth of Virginia

Number 0019014680

07/02/2010

John S. Brown, R.H., P.O.

James H. H. H. H.

David E. Brown